

City Council
Atlanta, Georgia

10-0 -1742

AN ORDINANCE
BY: ZONING COMMITTEE

Z-10-25
Date Filed: 9-1-2010

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3041 Piedmont Road, N.E.**, be changed from the R-4 (Single Family Residential) District and C-1 (Community Business) to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 46 and 61, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

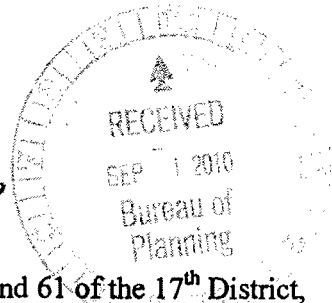
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION
Tires Plus
3041 Piedmont Road

Z-10-25



All that tract or parcel of land lying and being in Land Lots 46 and 61 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

To find the true Point of Beginning, commence at the intersection of the northeasterly right-of-way of Piedmont Road (80' right-of-way) and the southeasterly right-of-way of East Paces Ferry Road. Thence running along said northeasterly right-of-way of Piedmont Road in a southeasterly direction 500.00 feet to a point and the true POINT OF BEGINNING;

Thence leaving said right-of-way and running, North 59°50'33" East, 286.09 feet to a point on the southwesterly side of a 10' Alley;

Thence running along said 10' Alley, South 25°22'00" East, 86.00 feet to a point;

Thence leaving said 10' Alley and running, South 69°25'30" West, 100.00 feet to a point;

Thence, South 18°03'30" East, 31.00 feet to a point;

Thence, South 67°36'00" West, 184.70 feet to a point on the northeasterly right-of-way of Piedmont Road;

Thence running along said right-of-way, North 23°06'36" West, 75.00 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.5520 acres (24,045 square feet), more or less, as shown in a survey prepared by civilsurvey, inc. dated July 22, 2010.